



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
October 8, 2019**

CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chair Adams.

Present: Commission Members Adams, Hughes, See, Secord, and Keating; City Administrator Weske; City Planning Consultant Imihy

Absent: None.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA

Commissioner Keating moved to approve the agenda as presented. Commissioner See seconded. Ayes: all.

CONSENT AGENDA

A. Minutes of the September 10, 2019 Planning Commission Meeting

Commissioner Keating noted that he had been marked as present and as making a few motions at the meeting, but he was not in attendance.

Weske explained that it can be difficult from the recordings to know for certain who is present. He stated that he will check the recordings as well as his notes to make any necessary corrections.

Commissioner See moved to approve the Consent Agenda as presented with the necessary changes to the minutes. Commissioner Secord seconded. Ayes: all.

OPEN CORRESPONDENCE

None.

BUSINESS ITEMS

- A. Public Hearing: Planning Case #2019-13 (Lifestyle Communities, LLC) Request for Approval of a Master Development Plan for a Planned Unit Development, a Rezoning to a Planned Unit Development, Village Design Guidelines Review and a Preliminary

Plat for 57 Cooperative Style Condominium Units Located at 570 Brown Road N and 1948 Wayzata Boulevard W

City Planning Consultant Imihy presented. She noted that Commissioner See has indicated that she may abstain from voting on this item because she lives in the townhome community directly behind this parcel. She explained that if Commissioner See decides to abstain, she should also not participate in the discussion.

Planning Consultant Imihy explained that this application is for a three-story building with 57 cooperative style condominium units. She reviewed the current zoning and noted that in the 2040 Comprehensive Plan, this area is guided as Downtown Village Mixed Use which permits higher density. She gave an overview of the plans and noted that they meet all requirements for a PUD with regard to lot area, height, setbacks, density and parking. She stated that the height requirement for the City is 35 feet and this building is proposed to be 34.5 feet. She explained how the City uses a grade plane calculation to establish the height. She gave an overview of the grading and expected grade elevation once the project is completed as well as the differences between the north and south sides of the building. She pointed out that emergency access will be on the north portion of the site entering from Brown Road and will be meant to be used only for trash, recycling and emergency access and not resident use. She stated that the fire suppression design is sufficient and has enough pressure to accommodate sprinkling the building in case of fire, but noted that the Fire Chief would like an additional hydrant to be added on the northern portion of the property near the emergency access point. She commented that there are some outstanding engineering issues that are still be worked through with City Engineer Miller but staff feels they are small and can be worked through. She reviewed the design plans for materials and reviewed some renderings for the building. She indicated that this item was originally slated for the September 10, 2019 Planning Commission meeting, but the applicant asked that it be tabled in order to hold a meeting with the area residents to address some of their concerns. She stated that one of the concerns was traffic. She stated that the traffic study showed that traffic will be different, but not necessarily be as much traffic as it was for Burger King or the single-family homes, and will likely be more off-peak trips. She noted that another concern was landscaping and reviewed the proposed landscape plans. She stated that she feels the plans are sufficient, but noted that the developer is allowed to remove any trees necessary for construction. She reviewed some of the other areas of concerns shared by the residents and noted that the applicant has already made some adjustments to the plans based on their concerns. She stated that staff recommends that the Planning Commission recommend the City Council approve this Master Development Plan and Village Design Guidelines Review with the conditions as outlined.

Chair Adams opened the public hearing at 6:57 p.m.

Ben Landhauser, Lifestyle Communities, Bloomington, gave a brief overview of their plans. He stated that he understands this proposal means a lot of change for people in the area and wants to assure everyone that they want to be a good neighbor and they believe the end product will be something the whole community will be proud of. He reviewed some of the plans for the outdoor amenity space including, patio furniture, a few grills, and a pickle ball court. He reviewed the water retention plans and emergency access points. He stated that they have attempted to dress up the eastern property edge with their landscaping to serve as a buffer. He stated that they are also, at the request of the neighbors, planning to install a new privacy fence in this location. He stated that they are having conversations

with the bank regarding access points and easements and noted that they do have a verbal agreement with them. He discussed some of the other general concerns raised regarding the HVAC units and lighting around the site. He reviewed the renderings and noted that it as close as they can get to what it will actually look like because there are some holdings ponds and other things that will be removed with their plan.

Jean Kessler, 578-B Brown Road N, stated that she is representing the Westshore Townhome Association. She stated that the communication with the developer has been very helpful, but, as residents they want to make sure it is on the record that the loss of trees is a very sad thing to see. She stated that they feel this will appear more as four-story and not three-story building because of the grading on the site. She stated that they also have concerns about the impervious surface and water flowing down the hill. She asked if this is what the City was looking for with regard to a "village". She reiterated that they have been happy with the communication with the developer over the last month. She stated that she has a list of other smaller issues that the townhome association has raised and noted that she had submitted them via email to the Commission for review.

Planning Consultant Imihy noted that the developer plans to remove 59 trees and will be replanting 32 trees, 11 ornamental trees and 169 perennials.

Chair Adams closed the public hearing at 7:25 p.m.

Commissioner See stated that in order to avoid any appearance of a conflict of interest, she will be abstaining from discussion and voting on this application.

Chair Adams explained that the Planning Commission is a recommending body for the City Council.

Commissioner Secord moved to recommend the City Council approve the request for a Master Development Plan for a Planned Unit Development, a Rezoning to a Planned Unit Development, Village Design Guidelines Review and a Preliminary Plat for 57 Cooperative Style Condominium Units Located at 570 Brown Road N and 1948 Wayzata Boulevard W, with the condition that the following detailed plans and information are provided prior to building permit:

- 1. Detailed building elevations and floor plans, including a list of materials, and drawn to clearly show the design intent;*
- 2. Detailed utility, street, grading and drainage plans;*
- 3. Detailed sign plan, and lighting plan;*
- 4. The addition of a fire hydrant on the northern portion of the subject property;*
- 5. A signed agreement between the property owners at 1964 Wayzata Boulevard W and the applicant to vacate the easement over the existing stormwater pond located on 1948 Wayzata Boulevard W;*
- 6. A signed development agreement and financial security is submitted.*

Commissioner Hughes seconded. Ayes: Chair Adams, Commissioner Keating, Commissioner Secord, and Commissioner Hughes. Nays: None. Abstain: Commissioner See.

OTHER BUSINESS

A. Council Liaison Report

Council member Skjaret gave an overview of the discussion and actions taken at the September 17, 2019 EDA and Council meetings as reflected in those minutes. He noted that the October 15, 2019 Council meeting has been rescheduled to October 22, 2019.

Commissioner Keating asked if there had been any movement on the gas station property.

Council member Skjaret stated that they have directed City Administrator Weske to put together a Request for Proposal for this property.

Chair Adams noted that many times throughout the summer he noticed trucks and boat trailers parking on this lot as well as along Wayzata Boulevard W in front of the businesses.

Council member Skjaret noted that this has been a point of discussion because the signage does not have any restrictions on trailer parking.

The Commission discussed some options for restricting trailer parking or creating additional parking areas for the trailers.

City Administrator Weske stated that the parking ordinance needs to be looked at to make sure it is up to date.

Planning Consultant Imihy suggested that a parking study may also be a good idea because perception and reality are not always the same.

B. Commission Member Business

None.

C. Staff Business

None.

ADJOURN

Commissioner Secord moved to adjourn the meeting at 7:48 p.m. Commissioner Keating seconded. Ayes: all.

Respectfully submitted,

Scott Weske
City Administrator